

**13 Lenma Street, Netley, SA 5037**

**HARRIS**

**House For Sale**

Wednesday, 8 May 2024

13 Lenma Street, Netley, SA 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 688 m2**

**Type: House**



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## \$800k- \$850k

Best Offers By 10am on Monday 27th May – Unless Sold Prior. Situated on a prime 688sqm Torrens-titled allotment with effortless access to Adelaide Airport, the CBD and coastline, this c1964 residence offers plenty of potential for both now and in the future. Built and owned by the same family for the past 60 years, this tightly held plot holds a solidly built double-brick residence, having seen many updates throughout multiple generations. A few classic inclusions that you'd prefer to remain original – such as timber floorboards, French doors and north-facing bay window – bring a cosy charm to a welcoming front lounge room. Three bedrooms bookend a retro main bathroom with separate bathtub and toilet – making it a suitable option for families – whilst the master bedroom conveniently boasts built-in robes. Tailored to suit those looking for plenty of space without the need for maintenance, the rear yard offers undercover entertaining, secure garaging, workshop, aviary and veggie gardens, along with a huge amount of space to cultivate as you see fit. Torrens-titled to do as you please (STCC), Netley is a thriving suburb filled with new development opportunities, cafés, shopping amenities and an easy reach to both city and sea – you're guaranteed to love the unlimited present and future potential of Lenma Street... Even more to love: • Torrens-titled, sub-dividable allotment (STCC) • North-facing orientation • Gas cooktop to updated kitchen • Ducted evaporative cooling • Gas heater • Plumbed RWT • 500m to bus stop • Moments to Kurralta Central, Harbour Town & IKEA • Zoned for Plympton International College

Specifications: CT / 5615/355 Council / West Torrens Zoning / GN Built / 1964 Land / 688m<sup>2</sup> (approx) Frontage / 18.29m Council Rates: \$1527 per annum ESL: \$66.70 (concession deduction \$46.00) Water and sewerage rates Water useage \$170.72 supply charge. \$74.20 Sewerage charge \$118.13 Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Plympton P.S, Plympton International College, Richmond P.S, Cowandilla P.S, Forbes P.S, Plympton International College, Mitcham Girls H.S

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409